



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

DOLLAR GENERAL (UNDER CONSTRUCTION) | KINGSFORT, TN (E. STONE RD.)

FOR SALE // \$1,876,723 // 5.15% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 3301 E. Stone Road, Kingsport, TN. The Associate Broker has an ownership interest in the Subject Property located at 3301 E. Stone Road, Kingsport, TN, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,876,723
NET OPERATING INCOME:	\$96,651
OFFERING CAP RATE:	5.15%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	2.104 Acres
PROPERTY ADDRESS	3301 E Stone Road
CITY, STATE, ZIP:	Kingsport, TN 37660
3 MILE POPULATION:	7,345

LOCATION DESCRIPTION

The subject property is ideally located off of Lee Hwy, on East Stone Rd., on the east side of Kingsport, TN. Kingsport is a city in Sullivan and Hawkins counties, where the city remains the largest in both counties. The town is commonly included in the "Mountain Empire," which spans a portion of southwest Virginia and the mountainous counties in northern TN. - [Wikipedia](#)

Today, Kingsport is the largest city in the "Tri-Cities" statistical area, and has been said to be one of the best place to live in Tennessee. (- [niche.com](#)) The city's mission is to utilize resources and focus efforts on enhancing a strong and viable business environment. - [kingsportchamber.org](#)

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Kingsport, TN. The subject property has a 15-year, NNN lease with an estimated delivery date of August 2021. The property is located E. Stone Rd. (Lee Hwy) on the eastern boarder of the city. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$96,651.24
RENT PSF:	\$10.62
BLDG. DELIVERY DATE:	Est. August 2021
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per option
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General (Under Construction) Kingsport, TN (E. Stone Rd.)
STREET ADDRESS	3301 E Stone Road
CITY, STATE, ZIP	Kingsport, TN 37660
COUNTY	Sullivan
SIGNAL INTERSECTION	No

BUILDING INFORMATION

NOI	\$96,651.00
CAP RATE	5.15
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
ROOF	Standing Seam Metal Roof
FREE STANDING	No
NUMBER OF BUILDINGS	1

KINGSPORT, TN



KEY FACTS

- Kingsport is the global headquarters of Eastman, a Fortune 500 company - movetokingsport.com
- Dobyns-Bennett High School continues to be named as one of the country's top schools by Newsweek Magazine
- Kingsport is ranked one of the best places to live in Tennessee by Niche.com
- In 2017 Kingsport became the first city in the United States to post 1.6 million miles of authenticated physical activity in a year's time - businesswire.com
- Kingsport benefits greatly from having East Tennessee State University's Quillen College of Medicine, the Bill Gatton College of Pharmacy and the ETSU College of Nursing, all nationally recognized, just 25 miles away
- Ballad Health operates 21 hospitals, including a children's hospital, in the region - balladhealth.com
- The Fun Fest Crazy 8's Road Race, was listed by Blue Ridge Outdoors Magazine as one of the Top Five Best Road Races in the South

KEY FACTS

- Kingsport cost of living is 12.8% lower than the national average - movetokingsport.com
- Future job growth is predicted to be 35.4% in the next 10 years. - bestplaces.net
- Kingsport was named as one of the Top Ten Cities in which to Walk by Walking Magazine.
- The city is within a day's drive to 70% of the US population - movetokingsport.com
- Kingsport's Warrior's Path State Park is the most visited state park in TN - movetokingsport.com
- Bays Mountain, a 3,550-acre nature preserve is the largest city park in TN - movetokingsport.com
- Kingsport hosts a nine-day summer family festival that is consistently ranked as one of the Top 20 Events to attend in the Southeast in July by the Southeast Tourism Society. More than 180,000 people attend each year. - movetokingsport.com
- Kingsport continues to be selected among cities nationwide to host numerous Amateur Athletic Union (AAU) National Championships and other sports tournaments. - movetokingsport.com



LOCATION MAP



Map data ©2021 Imagery ©2021 , Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency

FOR SALE // RETAIL PROPERTY

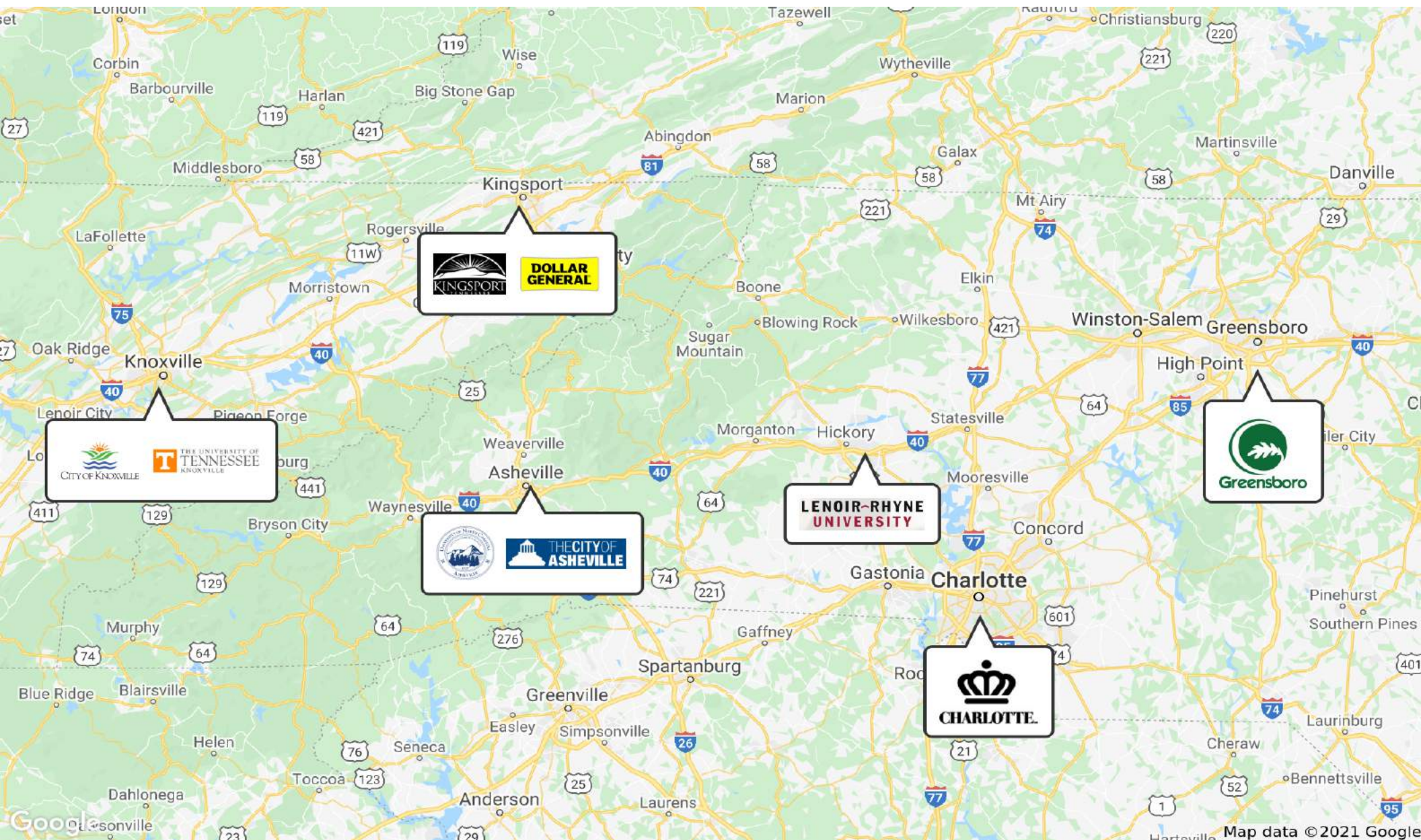
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AERIAL MAP



REGIONAL MAP



TENANT PROFILE



Dollar General Corporation has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 17,000+ stores as of January 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>

Highlights of 2020

1. Net sales *increased* 21.6% to \$33.7 billion, and same-store sales increased 16.3%
2. Operating profit *increased* 54.4% to 3.6 billion
3. Net income *grew* to \$2.7 billion, and diluted earnings per share increased 59.9% to \$10.62
4. Cash flows from operations were \$3.9 billion, an *increase* of 73.2%



17,000+ STORES ACROSS 46 STATES



12.2% Increase
Same Store Sales Q4



\$33.7 Billion
In Sales



1,050
Stores to Open in

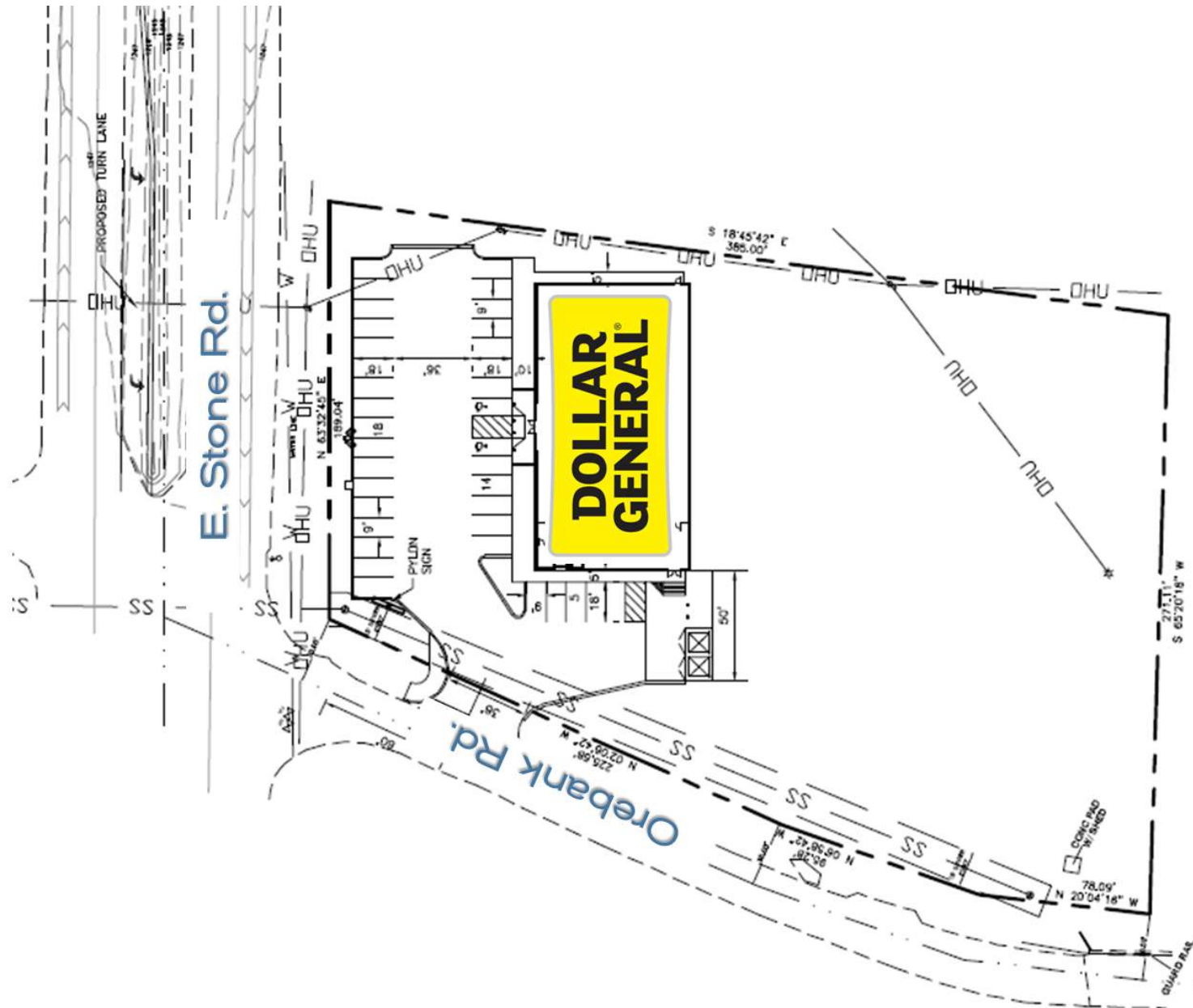


81
Years in Business

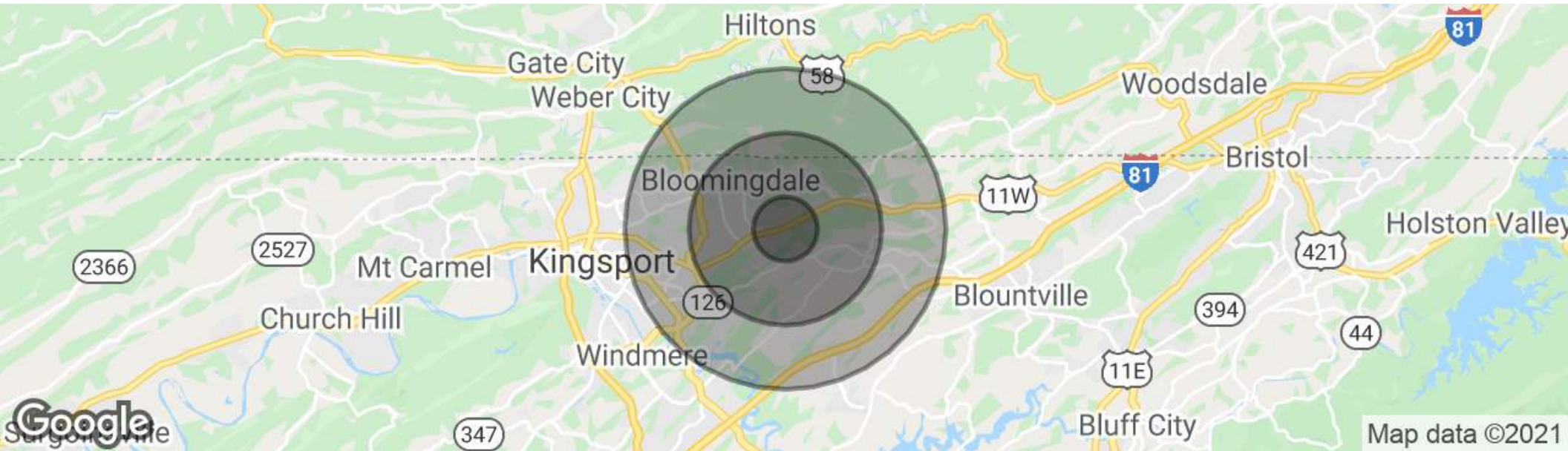


32 Quarters
Same Store Growth

SITE PLANS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,629	17,686	43,917
AVERAGE AGE	47.6	48.5	47.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	661	7,345	18,704
# OF PERSONS PER HH	2.46	2.38	2.31
AVERAGE HH INCOME	\$74,273	\$76,471	\$67,571

* Demographic data derived from 2020 US Census



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.